



207, 2022 Canyon Meadows Drive SE  
Calgary, Alberta

MLS # A2153750



**\$370,000**

<b>Division:</b>	Queensland		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	1,111 sq.ft.	<b>Age:</b>	2001 (23 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 477
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1 d83
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** None

Welcome to this spacious open concept condo with a west facing balcony, located walking distance to schools, shopping and Fish Creek Park with its abundance of natural walking and biking trails. As you enter the unit, you are greeted by a large entryway that leads into an open concept living area with plenty of room for a dining table or use as an office space. The well equipped kitchen has an abundance of storage with Maple cabinets and loads of counter space for food prep. Stainless steel fridge a brand new stove & hood fan (installed after pictures were taken) dishwasher and stove are also included. The spacious living room has plenty of space for a large sectional, perfect for cozy gatherings and movie nights. Head to the expansive primary bedroom with space for a king size bed, dressers and also has a well designed walk-through closet that leads to a 4-piece ensuite. The 2nd bedroom is also large with its own closet space and 4-piece bathroom right across the hall. The convenience of In-suite laundry with a stackable washer and dryer and additional storage space for your personal items. This amazing unit comes with 1 underground titled parking space. Don't wait, Schedule your private viewing today!